



**Savile Park Road, Halifax HX1 2EX**



***welcome to***

**Savile Park Road, Halifax**

This three-bedroom detached property, situated in the highly sought-after area of Savile Park, offers excellent access to local amenities. Requiring modernisation, this home presents a fantastic opportunity for buyers looking to put their own stamp on a property and create an ideal family home.



### Agents Note

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

### Entrance Hall

The entrance hall comprises of carpet flooring, gas central heating radiator, ceiling light point, wood door to the front entrance.

### Lounge

13' 4" x 12' 8" ( 4.06m x 3.86m )

The lounge comprises of carpet flooring, gas central heating radiator, fitted fire, ceiling light point, wooden window to the front elevation.

### Dining Room

11' 3" x 11' 2" ( 3.43m x 3.40m )

The dining room comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted fire, window to the rear elevation.

### Kitchen

6' 9" x 7' 4" ( 2.06m x 2.24m )

the kitchen comprises of carpet flooring, ceiling light strip, gas central heating radiator, matching wall and base units with work top over. There is also access to the cellar from the kitchen.

### Landing

The landing comprises of carpet flooring, ceiling light point, wooden window to the side elevation.

### Bedroom One

13' 2" x 11' 1" ( 4.01m x 3.38m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, window to the front elevation.

### Bedroom Two

11' 3" x 10' 5" ( 3.43m x 3.17m )

Bedroom two comprises of carpet flooring ceiling light point, gas central heating radiator, window to the rear elevation.

### Bedroom Three

7' 2" x 6' 2" ( 2.18m x 1.88m )

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, window to the front elevation.

### Bathroom

The bathroom comprises of carpet flooring, ceiling light point, pedestal wash basin, panelled bath, window to the rear.

### W/C

W/c comprises of carpet flooring, low level W/c, window to the side elevation.

### Externally

Externally the property benefits from a front garden with mature flower beds and to the rear there is a single garage and a paved seating area and also includes a rockery and well-established flower beds and additional off-road parking

### Cellar

Storage cellar which provides valuable additional storage space.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Savile Park Road, Halifax**

- THREE BEDROOM SEMI-DETACHED PROPERTY
- SOLD WITH NO ONWARD CHAIN
- LOCATED IN THE POPULAR AREA OF SAVILE PARK
- CORNER PLOT, WRAP AROUND GARDEN & GARAGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX114223 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01422 362845**



[Halifax@williamhbrown.co.uk](mailto:Halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**